

Greenbriar LCI Implementation Phase A
Meeting Minutes- Zoning Workshop #2
September 18, 2003

City Staff In Attendance:

Bill Dunkley, Project Manager
Stephanie Macari
Flor Velarde

Introduction

- The meeting began at 6:30 pm.
- A refresher on the LCI and this process was given
- Contact information was emphasized
- An overview of the agenda was given
- A public hearing for the Land Use changes will take place on 9/29 at 6pm in Council Chambers.

Old Business

- Q from last week: When do properties have to come into compliance with new zoning?
 - R- Current uses grandfathered in until:
 - The use of the property changes
 - There is a vacancy of 1 year or more
 - R- Current structures grandfathered in until:
 - The property is redeveloped (either rebuilt or improvements made equaling 60% of the property's value)
- 4th workshop added- moved 9/25 workshop to 9/30

Status of Land Use and Zoning Process

- This is not a redevelopment plan. There will be no acquisition of property and no demolition by the public sector. The zoning changes do not affect the current use, and no houses will be taken. The private sector will implement most of the LCI plan (of which these zoning changes were a recommendation).

SPI Subarea Updates

- The SPI concept and map were explained.
- Q- Can you zone for a specific demographic (e.g. senior center)?
 - R- A designated use can't be regulated by zoning (can only allow for a number of uses and the property can be developed as any of the permitted uses). A design review committee can be established to look at particular uses.
- Q- Is the road (Greenbriar Pkwy) wide enough to accommodate new development?
 - R- Necessary improvements can be made on Greenbriar Pkwy and Barge Rd. as needed. A survey would need to be done for the corridors before those improvements can be made.
- Q- Is greenspace reserved in the zoning map?

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- R- Greenspace is on the Land Use map. Greenspace can only really be protected if it is purchased. The city does not have money to purchase all the areas identified across the entire city as greenspace. Properties can be nominated and then possibly purchased when there is money available.
- Q- Why was Barge road included in the plan?
 - R- Because of the MARTA park-and-ride and to allow use of LCI funds for improvements to the Barge/Campbellton intersection.
- Q- If the community wants more amenities and not more housing, why is there such an emphasis on adding housing?
 - R- A balance needs to be achieved in order to attract desirable businesses.
- Q- How much low-income housing will be accommodated?
 - R- The community made clear in the LCI plan that it does not want low income housing. NPU R is working with developers to attract high-income development (market rate). An effort should be made to attract young professionals.
- The changes to the subareas since the last meeting were reviewed.
- Q- Will there be a divider on Campbellton road?
 - R- There are no plans for a divider or median.
- Q- How is traffic being addressed? For example, there are always traffic jams around Kroger.
 - R- Mixed use development reduces trips; New zoning allows shared parking; Traffic studies can be done for larger projects; The study area has enough capacity, but needs operations improvements; Driveway sharing can reduce congestion.
- C- This redevelopment won't happen overnight. These are recommendations for future development.
- Q- Is there information for small businesses available, such as a Main Street program?
 - R- The City is working with the County to find money for small businesses. The Atlanta Development Authority and the Small Business Association have many resources available right now.

Subarea Comparison Table

- How to read this table...
- Items for the City to review:
 - SAP status for broadcast towers
 - SUP status for group homes, dorms, etc.
 - SUP status for truck stops
 - P status for security storage centers

Zoning Recommendations

- Need to discuss building materials and perhaps list what is not allowed rather than what is allowed.
- Q- What is Open Space?
 - R- Space that is publicly accessible.

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- Q- Are bike paths a part of this?
 - R- No, but they can be recommended as transportation projects (not part of zoning)
- Q- Is lighting addressed here?
 - R- That will need to be put into the code.
- Q- What about a sign ordinance?
 - R- This is usually separate from zoning, but has historically been included in SPIs.
 - 10 copies of the current sign ordinance were distributed.

Next Steps

- At the next meeting on 9/30 (at 6:30 pm) the text of the SPI will be distributed. Bill will try to email copies prior to that date.
- The meeting was adjourned at approximately 8:20pm